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Letters in  
Opposition

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## Allen Matkins

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### Via Email

February 27, 2008

Chairman Barry Schultz and Members of the  
San Diego Planning Commission  
1222 First Avenue, 4th Floor  
San Diego, CA 92101

**Re: Interim Height Ordinance - Hearing March 6, 2008**

Dear Chairman Schultz and Members of the Planning Commission,

We represent a number of property owners in the Uptown community who have serious concerns about the proposed interim height ordinance ("IHO"). The concerns stem from the fact that the IHO arbitrarily downzones a significant amount of property in an area of the City designated for high density residential and mixed use development. While the IHO purports to reduce height limits rather than density, the IHO will reduce currently allowed height by more than half. The current allowable height in the IHO area ranges between 150 and 200 feet. Such radical height reductions will most certainly result in reduced density. Such reductions are therefore tantamount to downzonings. For that reason the IHO is inconsistent with the adopted Strategic Framework Element of the City's General Plan, the City of Villages strategy, the General Plan update, and the Uptown Community Plan. Furthermore, even though the radical height reductions will inevitably prevent development from meeting the goals and objectives of the land use plans of the City, no environmental review has been done for the IHO. Adoption of the IHO will therefore be in violation of the California Environmental Quality Act ("CEQA").

### **THE IHO VIOLATES STATE PLANNING AND ZONING LAW.**

State law requires each city to adopt a general plan to guide its future development. The City's General Plan is the foundation for all land use decisions in the City. The City has spent many years updating the General Plan which is going to be heard by the City Council on March 10, 2008. Uptown is identified in the General Plan as an area with high propensity for village development. The General Plan contains many principles, goals and policies that promote density as follows:

- Community plans are the vehicle for implementing state laws pertaining to provision of housing opportunities, and meeting the City's share of regional housing needs. As

community plans designate land uses and assign densities, they must preserve or increase planned capacity of residential land uses to ensure that the City is able to meet its share of the region's housing needs. Implementation of community-based goals may cause a shift in densities within or between community planning areas but together they must maintain or increase overall housing capacity. (Strategic Framework Element, page SF-6);

- The City of Villages strategy to direct compact growth in limited areas that are served by transit is, in itself, a conservation strategy. Compact, transit-served growth is an efficient use of urban land that reduces the need to develop outlying areas and creates an urban form where transit, walking and bicycling are more attractive alternatives to automobile travel. Reducing dependence on automobiles reduces vehicle miles traveled which, in turn, lowers greenhouse gas emissions. Additionally, it improves water quality by decreasing automobile-related oil and gas leaks that pollute water bodies throughout the City. (Strategic Framework Element, page, SF-18);
- Revitalize transit corridors through the application of plan designations and zoning that permits a higher intensity of mixed-use development. Include some combination of: residential above commercial development, employment uses, commercial uses, and higher density-residential development. (Land Use and Community Planning Element, page LU-9);
- Achieve transit-supportive density and design, where such density can be adequately served by public facilities and services (Land Use and Community Planning Element, page LU-10);
- Provide a variety of housing types and sizes with varying levels of affordability in residential and village developments. (Land Use and Community Planning Element, page LU-37);
- Increase the supply of housing units that are in close physical proximity to transit and to everyday goods and services, such as grocery stores, medical offices, post offices, and drug stores. (Land Use and Community Planning Element, page LU-40);
- Improve walkability through the pedestrian oriented design of public and private projects in areas where higher levels of pedestrian activity are present or desired. (Mobility Element, page ME-10);
- Encourage a mix of uses in villages, commercial centers, transit corridors, employment centers and other areas as identified in community plans so that it is

possible for a greater number of short trips to be made by walking. (Mobility Element, page ME-10);

- In villages and transit corridors identified in community plans; provide a mix of uses that create vibrant, active places in villages. Encourage both vertical (stacked) and horizontal (side-by-side) mixed use development. Achieve a mix of housing types, by pursuing innovative designs to meet the needs of a broad range of households. (Urban Design Element, page UD-23).

The Uptown Community Plan, adopted in 1988, was the result of a wide variety of community input. It is a model plan for mixed-use, transit-oriented, village development. For example, the following goals and recommendations, which are similar to those in the General Plan, are in the Uptown Community Plan:

- Redevelopment of the abundant and underutilized commercially zoned areas is encouraged by also permitting residential use in these areas. (page 15);
- Transit use is encouraged by the placement of residential units adjacent to transit routes. (page 15);
- Pedestrian activity is fostered by intensifying residential use within commercial areas (page 15);
- Provide floor area ratio bonuses to encourage high intensity mixed-use development in the Hillcrest commercial core and along major transportation corridors (page 15);
- The recommended residential alternative is a combination of the "High Intensity and Transit Corridor Alternative" and the "Density Bonus Alternative." This combined alternative would redefine residential development patterns in the Uptown community, provide a strong opportunity for the preservation and rehabilitation of single-family and low-density neighborhoods, and emphasize higher density development along existing high intensity corridors. This alternative also would provide needed support to the public transit system and the community's primary commercial areas. In addition, this approach will reward superior residential developments by provided added amenities with density bonuses (page 28);
- The recommended commercial alternative is the "Intensified Commercial Area Alternative." This alternative would emphasize the more compact commercial area approach which would be more conducive to pedestrian movement and public transit support. The concentration of the commercial areas would provide the opportunity for higher density residential and multiple-use development along the underutilized strip commercial corridors (page 29);

- Concentrate medium and high density housing on upper floors as part of mixed use development in commercial areas; adjacent to commercial areas; near transit and higher volume traffic corridors (page 37);
- Locate higher density residential development in appropriate areas that are situated to promote safer and livelier commercial districts (page 37);
- Permit high intensity pedestrian-oriented commercial and mixed-use development in the Hillcrest commercial core surrounding University and Fifth Avenues (page 95);
- Very high density residential use with appropriate setbacks, façade articulation, and pedestrian-scale amenities should be permitted in the area along Sixth Avenue from Laurel Street to Upas Street (page 111).

The areas which will be downzoned by the IHO are precisely those designated in both the General Plan and the Uptown Community Plan for high-intensity, mixed-use development because they are located along transit corridors. State law requires zoning regulations be adopted to implement the general and community plans. The IHO conflicts with the above goals, policies and recommendations of the General Plan and Uptown Community Plan because it will restrict high density development along identified transit corridors. For that reason, the IHO violates state law requirements that zoning implement the general plan and should not be adopted.

#### **THE IHO VIOLATES CEQA.**

CEQA requires environmental review for discretionary projects including, but not limited to the enactment and amendment of zoning ordinances. In this case, City staff has determined that the IHO is exempt from CEQA and therefore, has not conducted any environmental review for the IHO. This is a violation of CEQA because the IHO effectively downzones a significant amount of property which is designated for high density residential development. The housing planned in Uptown is necessary to meet the City-wide housing goals. If the housing is not built in areas designated for high-density housing, it will either not be built or will shift to other parts of the City. This will have significant environmental impacts on land use and housing in the City.

At a time when the City Council has declared a state of emergency due to the shortage of affordable housing, the IHO does not make sense. At a minimum, an environmental impact report should be prepared to analyze the significant impacts on the City-wide housing supply.

### **THE RECITALS IN THE DRAFT IHO CONTAINS MANY INACCURACIES.**

The proponents of the IHO believe the Uptown Community Plan is dated, and they oppose the development of buildings that are consistent with the Community Plan and the Mid-Cities Planned District Ordinance. The proponents are attempting an end run around the land use plans and the zoning by asking the City Council to adopt an ordinance to reduce allowed building height. The declarations that form the basis for the draft IHO are not accurate. The inaccuracies reveal that the IHO is a sham.

First, the IHO declares that "multiple-story buildings have recently been constructed and are proposed in the Uptown Community which are significantly higher than previously-constructed buildings." This statement is inaccurate because there are many examples of previously constructed buildings in Uptown, especially in Hillcrest and Banker's Hill, which are consistent with the existing allowable height of 150 and 200 feet.

Second, the IHO declares that "...the Mayor's Office will commence an update of the Uptown Community Plan and the Mid-City Community Planned District in 2008 to address land use policies, transportation and land use connections, and regulations including urban design objectives..." This statement is speculative. However, assuming the update process does begin, updating the Uptown Community Plan is the appropriate process through which to change the existing land use policies in the community, not an arbitrary and haphazard adoption of an interim downzoning which is inconsistent with the General Plan.

Third, the IHO declares "...long-term design of the Uptown Community will benefit from a design review process of new structures to determine their compatibility with the existing and intended community character during the update of the Uptown Community Plan and the Mid-City Communities Planned District to ensure they do not adversely affect the City's and communities urban design objectives..." There is an existing design review process established in the Mid-Cities Planned District Ordinance, and the existing Uptown Community Plan is the planning document that applies during that process. It provides specific guidelines for the review of all projects requiring discretionary action by the City, and for the rezoning of property to be in conformance with the Plan. The IHO is an attempt to circumvent state law and the General and Community Plan. Furthermore, no design review process is established in the IHO for properties north of Brooks. An absolute height limit would be established which could not be exceeded even with design review.

Fourth, the IHO declares "...there is a recognition of the role that the residential density that is in the adopted Uptown Community Plan plays in meeting the City's housing goals, including opportunities provided by the Density Bonus regulations and that these are not affected by this ordinance..." This is just plain false. The area which will be affected by the IHO is crucial to meeting the City's housing goals because it is designated for high-density, transit-oriented, village development. Restricting height in these areas will result in far fewer housing units than what is

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Chairman Barry Schultz and Members of the San Diego Planning Commission  
February 27, 2008

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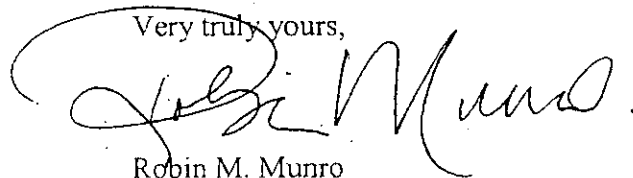
currently planned. Therefore, the IHO will significantly affect the City's housing goals and the ability of redevelopment to use the Density Bonus regulations.

Finally, the IHO declares "...there is general agreement that structures less than 50 to 65 feet in height are likely to be compatible in bulk and scale with existing development..." We understand that the IHO is being proposed by a small group of proponents. The IHO has not been adequately considered by the community at large. Therefore, it is inaccurate to say that there is "general agreement" about any part of the IHO. Furthermore, this statement is inaccurate because restricting the height of buildings does not by itself reduce bulk. In fact lower height limits can result in increases in the bulk of buildings by incentivizing larger building footprints. The result will be shorter, squatty buildings that cover more of the lot than taller buildings.

### CONCLUSION

The IHO violates state planning and zoning laws because it is inconsistent with the General Plan and Uptown Community Plan. The IHO is a discretionary project under CEQA which will have significant environmental impacts, including but not limited to impacts on the City-wide housing supply. Finally, the foundation supporting the IHO is based on inaccurate and blatantly false assumptions promulgated by a small group of proponents who are trying to do an end run around the existing Community Plan and zoning ordinances. For all of these reasons, we urge you to recommend denial of the IHO.

Very truly yours,



Robin M. Munro

RMM:raa

cc: Mayor Jerry Sanders, City of San Diego  
Bill Anderson, City of San Diego  
Marlon Pangilinan, City of San Diego  
Michael Aguirre, City Attorney

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Don Hinderliter  
103 Montecito Way  
San Diego, CA 92103

San Diego Planning Commission

Dear Sirs and Madam,

I'm writing to express my opposition to the proposed amendment to the Mid-City Communities PDO for an interim height limit in the Uptown Community. I am a homeowner in Hillcrest in the hospital district and a California Registered Architect. My wife and I love Hillcrest. When I came to San Diego twenty-one years ago as a young Naval Officer, the Uptown area was not what it is today. The Community Plan has served well to foster the development of the Uptown Community into a vibrant and diverse neighborhood. The density supports numerous businesses and restaurants all within walking distance from my home. Numerous recent condominium developments near my home are positive additions to the neighborhood. They contribute to pride of ownership, put more eyes on the street, and raise property values.

San Diego's current general plan has proved visionary, anticipating the smart-growth movement by nearly a decade. More and more cities are trying to revitalize their urban cores with the goal of reducing sprawl and its related ills. San Diego's success story is a model. The current Uptown Community Plan and Mid-City Communities PDO are a vital piece of that general plan. The proposed amendment is a reversion to suburban sprawl design typology and is a short-sighted mistake. It is poorly written, and will halt if not reverse the good that has come from the last twenty years.

As an architect and community resident I have had ample reason to survey building heights in the Uptown Community. I disagree that buildings have recently been constructed or proposed that are significantly higher than previously constructed buildings. This is a generalization with no evidence to support it.

I've also personally experienced the design review process for new structures to determine their compatibility with the existing and intended community character. There is an extremely thorough and daunting design review process already in place. What is the benefit of adding to it? In addition, if this amendment passes then in certain areas no amount of design review will allow anything as tall as the community and general plan call for.

As for general agreement that shorter structures are more compatible with the existing development, that is another unsubstantiated statement. Living between UCSD Medical Center and Scripps Mercy Hospital, I am very aware of their height. Yet they've been a part of the community character for decades and they do not diminish my enjoyment.



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There are high-rise buildings in nearly every neighborhood of the Uptown Community, including Mission Hills. Most of them have also been there for decades. Long enough to probably escape most people's daily recognition that they're even there.

The Community Plan has worked well to date. What is the rush to pass this ill-considered amendment to the Uptown PDO? According to Urban Land Institute Senior Resident Fellow John K. McIlwain "at least one-half of the development needed to respond to population growth (by 2025) has yet to be built." Where will the density go? Downtown? People want a choice besides downtown. That's why I live in Hillcrest, for one. Into outlying suburban communities? If so, have we already forgotten the wildfires of only a few months ago, let alone the other problems with sprawl? Why has there been so little public debate on this amendment? There are too many questions unanswered for this amendment to pass. The one Uptown Planners meeting at which it was discussed and voted on I was unable to attend due to the death of a friend. I had written remarks which I intended to make at that meeting. I have attached those remarks for your information.

In summary, please send this amendment packing. It is ill-considered and poorly written, unsubstantiated, subverts the general and community plans, and is unnecessary.

Thank you,



Don Hinderliter

I'd like to start by reading some excerpts from Vice President Al Gore's remarks at the Brookings Institution in 1998 in reference to the Clinton/Gore Administration Livable Communities for the 21<sup>st</sup> Century Agenda.

## THE CLINTON/GORE ADMINISTRATION: LIVABLE COMMUNITIES FOR THE 21ST CENTURY

REMARKS AS DELIVERED BY VICE PRESIDENT AL GORE  
THE BROOKINGS INSTITUTION  
Wednesday, September 2, 1998

....The problem which we suffer in too many of our cities, suburbs, and rural areas is made up of so many different pieces that until recently it has been a problem that lacked a name. "Sprawl" hardly does justice to it.

But Americans are resourceful people. While the blight of poor development and its social consequences have many names, the solutions, pioneered by local citizens, are starting to coalesce into an American movement. Some call it "sustainability;" some call it "smart growth;".... This movement across the country is showing us how we can build more liveable communities -- places where families work, learn, and worship together -- where they can walk and bike and shop and play together -- or choose to drive -- and actually find a parking place! -- and get out and have fun.

A liveable suburb or city is one that lets us get home after work fast -- so we can spend more time with friends and family, and less time stuck in traffic.

....That is why our efforts to make communities more livable today must emphasize the right kind of growth -- sustainable growth....

In the last fifty years, we've built flat, not tall: because land is cheaper the further out it lies, new office buildings, roads, and malls go up farther and farther out, lengthening commutes and adding to pollution. This outward stretch leaves a vacuum in the cities and suburbs which sucks away jobs, businesses, homes, and hope; as people stop walking in downtown areas, the vacuum is filled up fast with crime, drugs, and danger.

Drive times and congestion increase; Americans waste about half a billion hours a year stuck in traffic congestion. And the number is growing rapidly. An hour and a half commute each day is ten full workdays a year spent just stuck in traffic. The problem isn't the cars themselves; for so much of this century, cars have given us the chance to pursue our dreams. We just never expected to hit a traffic jam along the way.

So the exhausted commuter seeks affordable housing further out -- and can't help pushing local farmers out of business, since family farms can't pay the rising property taxes. Orchards and dairy farms go under; the commute gets even longer; and nobody wins, least of all our children. America, which is now losing 50 acres of farmland to development every single hour, could

become the largest net importer of food by the next century, instead of the world's largest exporter.

....Fortunately, all across America, communities are coming together to meet these new challenges of growth....What is being gained is not just livability, but also new life for our democracy. As citizens come together to plan their common future -- as they realize that they can make a difference right in their own neighborhoods -- we open the door to more vibrant civic life and self-government on a much broader scale. That is why smart, sustainable growth must happen at the local and community level.

Speaking as myself now, I know all of you here understand what livability means. Hillcrest was just named one of the top ten most livable communities in America. But have you considered that San Diego's General Plan and Community Plans have been models for other cities for more than a decade? San Diego embraced "Smart Growth" two decades ago, ahead of the curve, and the Uptown Community Plan is a prime example. Other cities are looking at what has made San Diego such a success, what brought the people and the jobs and the vibrancy back to our urban core. Diverse communities like Arlington, Virginia; Birmingham, Alabama; Boston; Chicago; Houston; Miami; New York City; and Portland have all followed our lead.

And did you know that "Smart Growth" is also better for the planet than sprawl? Study after study by the Environmental Protection Agency, the Pew Center on Global Climate Change, and others show that higher density development significantly reduces Green House Gas emissions per household, and keeps greenfields green. We're all aware of the loss of farmland, of species habitat, and sadly, more recently we're painfully aware of the dangers of building in fire-prone outlying areas.

So what is "Smart Growth"? Briefly, it's building with higher density while providing diversity of housing types—from low-rise to high-rise—in the same neighborhood, and preserving that which is truly worth preserving of the existing urban fabric. People want choice in their housing. Diversity in housing types is as important as social, economic, and bio-diversity. To limit all development in a neighborhood to low-rise, or to a certain architectural style is not "Smart Growth". Vibrancy and vitality come from diversity. "Smart Growth" is also about choice in transportation modes, for example locate development near public transportation corridors like the bus routes in Hillcrest and Bankers Hill. It's also about building near recreation and jobs. All this is reflected in our current community plan.

Take a look around at the diversity of heights and architectural styles in Uptown. If you really look you'll be amazed at what a variety there is, and from many different eras. If you want another example of a beloved neighborhood with these characteristics, consider the Back Bay area of Boston. That neighborhood has a net density of more than 80 units per acre, comparable with our community plan's 73 to 110 units per acre at the locations where height up to 150' is allowed. Boston's Back Bay includes row houses and apartment buildings ranging in height from 35 feet to more than 125 feet. It includes Victorian style right up to contemporary. It also includes the two tallest buildings in

Boston, the Prudential building, and the John Hancock building, which is located right next to the historic Trinity Church. And it's a wonderful neighborhood.

The Natural Resources Defense Council feels so strongly about "Smart Growth" that they have assisted the US Green Building Council in developing a new LEED rating category for Neighborhood Development. The standards for certification will include: Choosing an environmentally sound location, especially urban infill locations like the development happening in Uptown; Reducing the need to drive by locating near public transportation, commercial nodes, recreation, and jobs, which the current community plan makes possible; Using less land to create more benefits, which means building vertically; and Conserving energy, water, and other natural resources.

According to the Urban Land Institute "there will be an increase in the U.S. population of more than 60 million over the next 20 years and...smaller one to two person households will become the majority during that time." ULI Senior Resident Fellow John K. McIlwain notes that "at least one-half of the development needed to respond to population growth (by 2025) has yet to be built...Now is the time to meet...changing housing needs...and the changing form of metropolitan areas."

Lastly, if none of this has convinced you, I have one final pitch. According to an EPA study conducted in 3 representative cities, one of which was San Diego, Infill development reduces per capita Vehicle Miles Traveled by almost 50%. That's like doubling the fuel efficiency of all those people's cars. Talk about reducing our dependence on foreign oil!

The most difficult thing is to make the choice for density. We all hate sprawl, but living where we do it's a distant thing to us. Well, the war in Iraq is a distant thing, too. But we all have feelings about that, don't we? I'm an Annapolis graduate. I served in submarines before leaving the service to become an architect. My classmates and I entered the service during the Cold War era to keep the peace, but our children are fighting a hot war. Many of my classmates now have children attending Annapolis. They will graduate and take commissions in the Navy and Marine Corps, and many of them will serve on the front lines in Iraq and the Persian Gulf. They will serve with pride as their parents and I did. But I know their parents would rather they didn't have to go to war.

So is the choice between sprawl and reducing greenhouse gases, between height and reducing our dependence on foreign oil really all that difficult?

As the saying goes, think globally and act locally. Be a trendsetter yet again, and show the country you can make one of the top ten most livable communities also one of the top environmentally and socially conscious communities. Vote against this short-sighted height restriction. Put your energy into educating yourself on good design and urban planning. Make sure that what is built follows these practices.

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I have flyers on the table that give web resources for everything I've talked about. Don't take my word for it. See for yourself. And if you're still not sure, delay the vote until you are. Make your vote smart. Make it for "Smart Growth".

Thank You.

001475

Neville Willshire  
4336 Hortensia Street  
San Diego CA 92103

March 6, 2008

**RE: Proposed Uptown Interim Height Ordinance**

Chairman Schultz & members of Planning Commission:

Are you smarter than a fifth grader? This popular television program challenges adults to answer questions based on 5<sup>th</sup> grade curriculum – one of those concepts is the measurement of volume, which as we learned in school is the area of the base multiplied by the height. So, for a fixed base area, a reduction in height means a reduction in volume.

The language of the proposed Interim Height Ordinance suggests that a reduction in height will have no effect on density in Uptown. How can this be, since density relates directly to building volume (how many units can you fit inside a box)

Let's consider then the impact of the proposed I.H.O. in the CN-1A zone at the heart of Hillcrest, where the current permitted height is 200 feet and allowable densities range between 1:600SF and 1:400SF depending on lot size. If we consider a 15,000SF lot with an allowed density of 1:600, then you could build 25 units. Assuming an 80% site coverage then that creates a building footprint of 12,000SF. If the average unit size is 1,500SF and there is a building efficiency ratio of 75%, then that equates to 6 units per floor – so 4 or 5 residential floors are required in addition to the ground floor retail / commercial / service space; and the requisite parking which could either be underground or elevated (within the street wall podium). The result is either a 6 story building with basement parking or an 8 story building with elevated parking. A 6 story building, if measured in accordance with the municipal code to the uppermost point or projection is approximately 80' (65' to the eaves line plus elevator penthouse and rooftop equipment). A mandatory height limit of 65' would therefore require the elimination of 1 residential floor, and require all parking to be underground, reducing the number of potential units and lowering the density, at the same time increasing the cost of the units due to the required time and expense of subterranean parking.

At the upper end of the scale, if we consider a 30,000SF lot with an allowed density of 1:400 then you could build 75 units. Assuming the same unit size, building efficiency and site coverage as the previous example, this would result in 12 units per floor, or 7 residential floors & street level retail & 2 levels of parking above grade & 1 basement level, or approximately 10 stories. Of course a building with 12 units per floor is very bulky and from an architectural standpoint it would be better to create a more slender, articulated tower with perhaps 6 or 8 units per floor, resulting in a building of 13 – 16 stories (including a 3 story 'street wall' podium). The reduction in height from a 15 story building permitted under current zoning to a 5 story building under the proposed ordinance is significant in terms of lost density.

Project economics dictate that developers try to maximize the number of units on a site (ie density) to get some economy of scale and project efficiency to keep prices down. If the proposed I.H.O. is introduced, then the result will be a proliferation of 5 story buildings which occupy full blocks similar to the recently completed Laurel Bay condos on Laurel Street between 4<sup>th</sup> & 5<sup>th</sup> Avenues, and the Atlas project currently under construction on Pennsylvania Avenue between 4<sup>th</sup> & 5<sup>th</sup> Avenues.

I would advocate that rather than seeing block after block of 5 story buildings, it would be better to abide by the current community plan and Mid-Cities P.D.O. which limits the street wall to 3 stories, and encourages the development of more slender tower forms set back from the street to reduce impacts of shade and wind, and create some space between the taller buildings thereby avoiding a sense of

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overbearing. Any update to the Community Plan – and there is some speculation that the imposition of the I.H.O. may preclude that process from continuing, since it meets the proponents goal of limiting development – should consider form based zoning to provide some architectural diversity and articulated massing, rather than the shoebox effect that 'squashing buildings down so that they expand to the seams of the block'; at the same time being cognizant of overshadowing and view corridors to preserve the quality of life and avoid the creation of urban chasms lined by 5 story / 65 foot tall buildings.

The resulting loss of density which would follow on from the adoption of the I.H.O. would also affect land values, since in infill development / redevelopment projects, the value resides in what can be developed in the future, rather than what exists on the site now. I believe that if the I.H.O. is enacted, then the City maybe opening the floodgates to potential claims from property owners whose property has effectively been 'down-zoned', and they may be entitled to compensation for loss of value similar to the policies outlined in Oregon state's Measures 37 & 49. Not very smart, given the City's existing financial burdens.

Finally, another word about smart – as it pertains to 'smart growth', a term which is bandied about a lot at City Council, Planning Department, Planning Commission, Uptown Planners and any organization that is concerned with future development. One of the predominant guidelines toward 'smart growth' is to create infill projects and redevelopment projects in existing neighbourhoods where transportation corridors, shops, services and infrastructure already exists, rather than pushing new development into fringe suburban areas and encouraging sprawl. The current Uptown Community Plan, which was developed in the late 80s was one of the first to understand the desire for smart growth, and provided for appropriate heights and densities in the areas which could handle it, and encourage an 'inclusive' community where people could live, work and socialize all within a walkable neighbourhood. Now that the vision is becoming reality, there is opposition to the very model which has been emulated by other successful urban centres throughout the country – that, indeed, is not very smart.

Please look beyond the short-sighted height restriction, and instead consider what could be a diverse community based upon good urban planning principles and architectural variety. Vote NO on I.H.O.

Respectfully,

A handwritten signature in black ink, appearing to read 'Neville Willsmore', with a long horizontal flourish extending to the right.

Neville Willsmore

001477

PUBLIC

Architecture and Planning

MEMO

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**Interim Height Ordinance**

RE: *Suggested Allowed Projections to the IHO*  
Date *Planning Commission Hearing, March 6, 2008*

Dear Planning Commission members, City Council, and Staff,

As a member of the design community, I would like to make some suggestions with regard to the upcoming discussion of the Interim Height Ordinance.

I would like to start by saying that I do not have a specific issue with the proposed reduction in height that is called for in the ordinance. In the future, a detailed assessment will be taken, and hopefully, there will be a broader range of allowable heights that will respond more delicately to the many different conditions of the mid-cities area. The ordinance is a somewhat blunt instrument that will serve as an adequate placeholder until a detailed study can be conducted.

There is an overlooked aspect of the IHO that I feel is important enough to warrant a revision to the IHO language before Council considers it. As it is written now, some portions of the affected area have an absolute height limit, while other portions allow for architectural projections. I strongly recommend that architectural projections be allowed in all of the areas that are affected by the IHO. There are several reasons why the IHO should be revised to allow for this.

With the reduced absolute height limit, there will be an increased pressure on developers to get as much density as they can, and they will be less willing to create habitable roofs, as they would have to forego a full floor of sellable space to do so. If the IHO allows for architectural projections above the stipulated height limit in all cases, then an important aspect of urban planning can still be achieved by creating open space on top of buildings. This will be more and more important to our cities as we continue to grow.

These roof-top living areas give us places to find solitude and they provide places for plants and trees in an urban condition. Architectural projections also lend a varied skyline, and will discourage monotonous street walls.

As important as this kind of space is, it will be much less likely to happen if we do not allow these projections in all cases. It is also very important as to how the rules read with respect to the projections. With the goals of roofs becoming assets to the neighborhood, the allowable projections should:

- 1 Allow a projection of 15' (stairways, mechanical equipment, elevator shafts, solar arrays, decks built on top of the slope of roofs, ect)
- 2 The allowable square footage of all projections should be a maximum of 20% of the roof area.
- 3 Enclosed rooms shall be allowed, to encourage active communal uses.
- 4 The planting of these roofs should be encouraged or required.

Respectfully submitted,

James Brown  
Principal



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March 31, 2008

Dear Councilmen and Councilwomen,

As a business and property owner in Uptown for the past 28 years, I am extremely concerned with the interim height ordinance proposal. If passed, it will prove detrimental to the redevelopment and improvement of the Uptown commercial corridors!

I began purchasing commercial real estate along the Washington Street commercial corridor 28 years ago. With my first purchase, I had a vision for what the Uptown district could be. Way back then I believed that Uptown was uniquely positioned to become an urbane, profitable environment that would thrive with pedestrians and visitors. I believed then that Uptown had *real potential!!*

I built my business at 320 West Washington Street. I invested my life's work and my life's savings into trying to improve the quantity and the quality of customers *and* their experience on this street. **For 25 years, our store was open seven days a week.**

We weren't open every day for all those years because we were crowded with drop-in customers or tourist trade, quite the opposite. The pedestrian traffic on Washington Street was scarce - the local pedestrian retail business was dismal. Because of this, we had to spend vast amounts of advertising dollars to attract customers from beyond our area. When our friends and fellow business associates would comment on our particular success, they would say, "You're a destination store!" That is simply another way of saying: People don't find you because of the area in which you're located; they find you because you're attracting a clientele from outside your neighborhood.

In 1990 we spent a great deal of money to remodel our facade in an effort to beautify not just our property, but in the hopes that our example would have a "domino effect" on the street. It took every cent we had. We were delighted with our beautiful new storefront, but the beautification/ development of Washington Street was still a long way off.

I took on the task of President of the Mission Hills Business Association in the later part of the 1990's. I was delighted to help complete a committee project that began long before I became President, the "Flight Alight" sculpture. I helped to plant many of the trees that line Washington Street. I also helped plant the landscaping along the hillside west of the Goldfinch/ Washington St. intersection. I understand that in addition to spending money on building improvements; landscaping is an important component to the vitality of a business district.

In the late 1990's a project known as the Mission Hills Commons was completed. This project transformed an entire city block into an upscale, vibrant retail/ residential district. Something wonderful was finally happening in "My Mission Hills Business District".

But then there were delays. I was becoming increasingly frustrated with the pace at which the Washington Street Corridor was redeveloping. The redevelopment of the Vons

Project seemed all but dead. The Mission Hills shopping center project looked like a "bombed out Beirut" for **too many months**. At last parts of that block are looking fantastic. **I will be sorely disappointed if this project is downgraded.**

This year a beautiful mixed-use building known as "Mission Hills Florence" was just completed across the street from my property and it is an elegant, crisp and stylish addition to the commercial district. It is obvious that the owners of this property poured their heart, soul and pocket books into this project..... it shows!

The commercial corridors of Mission Hills, Hillcrest, and Bankers Hill should be just that, commercial corridors-- mixed use, upscale residential/ retail development that will **revitalize** our commercial district. As business owners, we will cater to the upwardly mobile urban professionals that will live above our retail shops. Forward looking business people will have a chance to thrive *because* of the neighborhood and not in spite of it. We might *even* have the chance to attract tourism to our region!!

With the passage of this radical revision of plans relating to height density in this area, (which I am so intimately familiar with), you are depriving me and every other commercial property owner and business owner of our rights, our ability to be successful, and devaluing our property as well as limiting the improvements to the Uptown commercial corridor.

If we deny farsighted developers a return on their investment; guess what will happen . . . they won't invest and our commercial corridors will again stagnate. The area will remain "haphazard" with some significant, beautiful buildings amongst shabby unimportant structures. The area will continue to remain uninteresting and the businesses will appear to be as unremarkable as the buildings they inhabit, thus not providing any incentive for people to stop, visit and shop.

For 28 years now I have had a vision for the commercial corridors of Uptown. I implore you do not make a "U Turn" with the sweeping passage of "The Interim height ordinance". Too much time and creative thought has gone into the City's plan for our commercial district. We need the ability to build bigger and more attractive structures with the density to supply vitality that will provide the upscale clientele that our businesses require to thrive!

Thank you for your time.

Yours truly,

  
Jim O'Connell

Mailing Address:  
P.O. Box 234243  
Encinitas, CA 92023-4243

Office: 760-487-1935  
Cell: 619-985-1773

001481

May 7, 2008

Mr. Barry Schultz  
Chairman  
City of San Diego Planning Commission  
1222 First Ave, 4th floor  
San Diego, CA 92101

RE: Opposition to Proposed Uptown Interim Height Ordinance

Dear Chairman Schultz and Members of the Planning Commission:

The San Diego Regional Chamber of Commerce, the Building Industry Association of San Diego County, the San Diego Association of Realtors, and the National Association of Office and Industrial Properties collectively represent thousands of member companies comprising a workforce of hundreds of thousands of San Diegans. We submit this joint letter of opposition on behalf of our membership and their workforce.

*Our organizations are opposed to the proposed Interim Height Ordinance for the Uptown Community. The proposed building height reduction fundamentally conflicts with the principles of the city's new General Plan and the goals and objectives of the City of Villages Strategy. The proposal is unwarranted and overly restrictive. Issues of density, building height, community character, and all issues planning-related are to be addressed in the community plan updates, not in a piecemeal fashion and without consideration of the city's other community-level and city-wide planning goals. Instead, proceeding with a height cap for this community before the city has even begun the community plan update assumes that no increases density will even be considered with the community plan update, a very discouraging sign ahead of the community plan update.*

The proposed building height reduction would reduce allowable building heights by 67%. This 2/3rds reduction in building height would translate into a substantial downzone and would preclude projects from being able to achieve the allowable density under the zone. This would also preclude projects from being able to use the affordable housing density bonus option, making the proposal in violation of state law and inconsistent with the city's own density bonus ordinance. *The proposal would restrict the creation of all housing types, including affordable and market-rate for-*

*sale and rental housing and jeopardize the city's goals for mixed-use development in the community.*

*The proposed height reduction would have a chilling effect on investment and community revitalization in the Uptown community and set a dangerous precedent for other communities as the city proceeds with its community plan updates. This particular area of the city is called "uptown" for a reason. It is one of the best locations in the city for higher density transit-oriented development. Uptown should be a place of mixed-use, office and residential development. It has a grid system of streets, existing and planned transit and it is adjacent to downtown. It is essential that development in this part of the city occurs at densities high enough to support transit.*

*Instead, the height cap compromises the future of pedestrian and transit-oriented development in the community. The height cap will discourage the redevelopment of infill sites in the CN (Commercial Node) zones of the Uptown Community Plan, areas planned for mixed-use pedestrian-oriented development along transit corridors. The current community plan and zoning for Uptown allow for the construction of structured and underground parking, an essential parking tool that helps to foster more pedestrian activity and reduces parking impacts on the community. Structured and underground parking will not be economical for a lot of projects subject to such a restrictive height cap and downzoning, however, leading to surface parking and projects which are not able to support transit.*

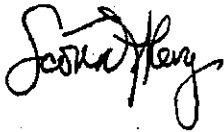
*Down zoning this community is not only wholly inconsistent with the city's General Plan, it is inconsistent with the Regional Comprehensive Plan and could jeopardize the city's transportation funding from SANDAG and infrastructure and housing funding from the State.*

*And finally, it needs to be highlighted how bad this proposal is for the region's long-term economic growth. The proposed height reduction would drive a stake through the City of Villages Strategy and impede our ability to provide housing for our growing economy. If we cannot create new housing for the new jobs our local businesses are creating, then our region's economy cannot grow.*

001483

The proposed height ordinance is flawed public policy that will stifle the creation of new housing supply, mixed-use and office development, and it will jeopardize our economic future. It runs counter to everything that the city has been championing for the last decade, including smart growth, affordable housing and quality job growth. We urge the city to reject this height ordinance in its entirety. And we urge the city to proceed with the Uptown Community Plan Update where issues of density, height and bulk and scale can be addressed in a comprehensive fashion.

Very truly yours,



Scott Alevy  
Vice President of Communications & Public Policy  
San Diego Regional Chamber of Commerce



Scott C. Molloy  
Public Policy Advocate  
Building Industry Association of San Diego County



Michael Mercurio  
Director of Government Affairs  
San Diego Association of Realtors



Steve Center  
President  
National Association of Office and Industrial Properties

cc: Mayor Jerry Sanders and San Diego City Council  
William Anderson, Deputy Chief Operating Officer  
Marlon Pangilinan, Senior Planner

001485

*Emails in  
Opposition*

001487

**From:** "Tom Hemlock" <hemlockt@cox.net>  
**To:** <MPangilinan@san Diego.gov>  
**Date:** 9/25/2007 11:10:37 PM  
**Subject:** Hillcrest Height Ordinance

Mr. Pangilinan,

I hope that you will consider the future growth of the Hillcrest/Mission Hills area and not constrain the densification of the urban area of University and Washington Avenues. A city is desirable because of its density, walkability, and variety of choices.

Please don't restrict the height of buildings along the University/Washington corridors.

A small, vocal, extremely active group of residents would have everyone believe that Hillcrest is some rural VILLAGE, but that village doesn't exist. Hillcrest is a functional urban area and it deserves to be able to grow. Stifling growth will not be beneficial to the community.

Thomas Hemlock----Hillcrest resident

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PROPOSED UPTOWN COMMUNITY INTERIM HEIGHT ORDINANCE

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TO: CITY OF SAN DIEGO PLANNING STAFF  
FROM: PATRICK RHAMEY  
SUBJECT: PROPOSED UPTOWN COMMUNITY INTERIM HEIGHT ORDINANCE  
DATE: 9/27/2007  
CC: CITY OF SAN DIEGO COUNCIL MEMBERS

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This letter is in response to the current proposed amendment to the municipal code that attempts to limit new construction to 50 or 65 feet regardless of the current allowable height limit. We have several concerns with not only the proposed amendment itself but also with the manner in which it is currently being reviewed and processed within the City of San Diego.

It is our understanding that this proposed ordinance was brought about by a select group of members in the Uptown community who claim to represent the interests of the community as a whole as it relates to new development within the area. We do not feel, however, that this one group, or *any* one group for that matter, can claim to be accurately representative of the entire community. This concerns us as the City appears to have taken such an opinion as wholly representative without actively seeking any alternative views.

This proposed ordinance, whether explicitly or implicitly limiting building heights, is in effect a downzoning of the allowable density. In limiting height, the buildable envelope within which a new structure can be constructed is reduced, thereby limiting the number of living units that can effectively be provided. Thus while no mention of zoning is made, the density that can realistically be constructed inevitably ends up falling far short of what is contemplated in the Uptown community plan.

This comes at a time when an increasing number of regions have begun implementing "Smart Growth" strategies as an effective means to handle the influx of new residents and the effects that growth can have on the environment. The proposed San Diego "City of Villages" strategy appears to be a step in the right direction by explicitly stating a role as "an important component of the City's strategy to reduce local contributions to greenhouse gas emissions, because the strategy makes it possible for larger numbers of people to make fewer and shorter auto trips." Unfortunately, downzoning along these high density mixed-use corridors is counter to this innovative strategy.

SANDAG has also taken a strong stance in favor of Smart Growth and has published a "Regional Comprehensive Plan" as a long-term planning framework for the San Diego region. This plan revolves around the basic premise that we must provide more housing choices available to all income levels. Most importantly, however, is the principal that new housing needs to be located in our urban communities close to jobs and transit to help conserve our open space and rural areas, reinvigorate our existing neighborhoods, and lessen long commutes. More specifically, SANDAG's Regional Comprehensive Plan references the 4<sup>th</sup> and 5<sup>th</sup> Avenue corridor in Uptown as a "Mixed-Use



Transit Corridor." These are areas where highly concentrated residential and mixed-use development is most practical given the proximity to employment, retail, and alternative modes of transportation.

To summarize, we object to this proposed Interim Height Ordinance for the Uptown Community Planning Area for the following reasons:

- Reducing allowable height to 65 or 50 feet is effectively a downzoning and "taking" of property.
- No environmental review period. A downzoning requires an EIR due to the reduced proposed housing supply.
- No official public review period.
- No official opportunity for opponents to this ordinance to provide input into its language.
- The preference for shorter buildings and thus lower densities is in direct conflict with the Smart Growth initiatives supported by SANDAG and the City of San Diego.
- Shorter buildings inherently produce lower densities close to services, employment centers, transit, etc.
- The 5<sup>th</sup> and 6<sup>th</sup> Avenue corridors subject to the ordinance already have many buildings taller than 65 feet in place. Shorter buildings are not consistent with the developing community character in this area.

Respectfully,

Patrick Rhomey

CLB Partners, Ltd.

001491

**From:** "Bruce Leidenberger" <leidenberger@msn.com>  
**To:** "Toni Atkins " <toniatkins@sandiego.gov>, "Kevin Faulconer "  
<kevinfaulconer@sandiego.gov>, "William Anderson " <andersonw@sandiego.gov>, "Marlon Pangilinan "  
<MPangilinan@sandiego.gov>  
**Date:** 10/3/2007 10:18:41 AM  
**Subject:** Interim Height Ordinance

Please see the attached memorandum for our comments relative to the proposed interim height ordinance for the Uptown area and our response to the comments by Barry Hager. While we have reservations about any interim height ordinance, we feel the proposal by the City creates a workable situation until a new Community Plan can be put into place. We strongly oppose any of the revisions proposed by Mr. Hager. Our only main concern with the City proposal as currently drafted is that it includes a provision for projects already in the pipeline. Thank you for taking the time to review the attached and should you have any questions or comments, please do not hesitate to contact me.

Bruce E. Leidenberger

La Jolla Pacific Development Group, Inc.

3230 Fifth Avenue

San Diego, CA 92103

e-mail: leidenberger@lajollapacific.net

Phone - 619-692-9092

Fax - 619-692-9796

**CC:** "Michael McPhee " <mmcphee@lajollapacific.net>, "Lynne Heidel "  
<lheidel@wsgplaw.com>, "Robin Munro " <rmunro@allenmatkins.com>

001493 MEMORANDUM REGARDING UPTOWN INTERIM HEIGHT ORDINANCE

**TO:** Toni Atkins, Kevin Faulconer, William Anderson, Marlon Pangillinan  
**FROM:** Bruce E. Leidenberger, La Jolla Pacific Development  
**DATE:** October 2, 2007  
**RE:** Interim Height Ordinance and Suggested Revisions from Barry Hager

The Interim Height Ordinance as proposed in the City Planning Departments draft attached to the Uptown Planners Board meeting notice is an acceptable compromise to a building height moratorium originally sought by certain members of the Uptown community and one that is still sought in Barry Hager's revisions of September 27, 2007. However, there is one major component missing from the draft - the treatment of projects already in the pipeline.

Past interim ordinances such as this provided for an exemption of transactions already being considered for approval by the City. This ordinance should be no exception and a provision in the interim ordinance should be added exempting projects already deemed complete by the Planning Department. For example, we are currently working on a project at Fifth and Thorn which was deemed complete on June 30, 2006. Since that time, we have made several presentations to the Bankers Hill Community Group. At our last presentation, the project was endorsed by an 18 - 7 vote. Since then, the project was presented to the Design Review Committee of the Uptown Planners where questions were raised about the historic nature of some of the structures on the site to be developed. We worked with the Historic Resources Board to review these with one property being identified as potentially significant. Because of this, we worked with the Design Assistance Subcommittee of the HRB to create an acceptable redesign of the Fourth Avenue portion of the project and preserve two buildings which otherwise would have been demolished. The duration of this redesign process was from January 2007 through August of 2007, culminating in an approval of the redesign by the DAS and the unanimous approval for designation of the two structures by the HRB. We are now back on track with the project and have made one additional appearance before the Design Review Committee of the Uptown Planners in September with one final appearance scheduled for November. It should be noted that at our last presentation to the DRC, no one brought forward any issues with the height and scale of the project which is 146 feet on the Fifth Avenue portion of the project. This is within the 150-foot height limit set by the CV zoning. We have also been through two cycle issues with the City staff and will be submitting for a third cycle within two weeks which will include the redesign.

As evidenced above, we have been working with the community and the City on this project for well over two years. We have been deemed complete in our submittal for this project for nearly 18 months, over which time we have continued to revise the project to meet the expectations of the City and the community. We are already processing this project for a Site Development Permit or Mid-Cities Development Permit, but in all fundamental fairness, this project should not be subject to the new rigors of the interim height ordinance nor should other projects of similar status in the City entitlement process, regardless of their location in the area impacted by the interim height ordinance.

In reviewing Barry Hager's comments and revision to the ordinance, I am particularly disturbed by the new conditions which he has added to the requirements for approval of any building over the prescribed height limit. In particular, he has now added historic issues. In this case, he is suggesting that the City by-pass the normal designation process which we just completed on the 5<sup>th</sup> and Thorn project by requiring a project to provide a benefit that any potentially historic building on site be saved, regardless of whether the building has been designated or even eligible for designation. Obviously Barry is once again trying to back door the "approval" of the Uptown Historic Survey, which was conducted as a windshield survey only, and forcing projects to meet requirements that have not yet been approved by the HRB, let only City Council. While I find fault with a survey that designates over 40% of a neighborhood as potentially significant from a historic standpoint, I can certainly live within its requirements, once it has been approved by those designated to take such approval actions, in this case City Council. This issue should not be slipped into an interim height ordinance since there is a process already established for the actual approval of the Historic Survey.

His other benefits are also outside the scope of an interim height ordinance. The public views and solar access for adjacent parcels are clearly issues that can and should be addressed in the new community plan, not in an interim height ordinance. Street and sidewalk issues are already addressed in the current community plan. Existing open space is also something that needs to be carefully reviewed since the term in and of itself needs to be clearly defined. Is Barry suggesting that existing surface parking lots be included as open space? Additionally, since when is it the responsibility of a private parcel owner to make all open space available to the public? In the Uptown Community this would mean making it available to the transient public as well. This is something that needs to be carefully studied before any decision, interim or permanent, is made on this issue. What exactly is a diverse street wall setting? This nebulous concept provides no direction to a project applicant to assist in building design and should not be included in either the interim ordinance or in a revised community plan. Finally, Barry has taken this proposed process for the possible approval of buildings over the 50 and 65 foot limits and turned it into a moratorium

001495

for all projects north of Upas Street. This obliterates the intent of the City document and should not be included as part of this interim height ordinance.

In summary, the existing Community Plan was originally created as a compromise to maintain the single family nature of Mission Hills and University Heights by placing the higher density projects along the transportation corridors. We believe this interim height ordinance is counter to those negotiations that took place in order to create the existing plan by keeping the nature of the single family communities in tact, but stripping away the intended densities along the transportation corridors. However, the interim draft, as currently proposed by the City and excluding any of the revisions by Barry Hager, is a workable solution that will give a project applicant sufficient understanding of the processing risks involved in proceeding with a taller project and it will continue to put those decisions in the hands of the decision makers, not the advisors. It will also put land purchasers on notice that the value of most of the parcels along the transportation corridors has now been potentially diminished due to the reduced height and scale of future projects. Particularly because of these last two factors, projects already in the pipeline should be exempt from this interim height ordinance.

001497

# Petitions in opposition

001499

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

Bob J. Ochoa

Your Commercial Property address:

308 W. Washington St.  
San Diego CA 92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001500

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:



Your Commercial Property address:

2150 4TH AVE

SAN DIEGO, CA.

92101

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951



001501

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

Maith F. O'Hara

Your Commercial Property address:

3836, 38, and 40 Fifth Avenue  
San Diego,  
CA 92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001502

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

*Henry E. Drayton Jr*

Your Commercial Property address:

*3775-3777 4<sup>TH</sup> AVE. SAN DIEGO 92103*

\_\_\_\_\_

\_\_\_\_\_

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001503

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

*Arthur J. Smith*

Your Commercial Property address:

*3537 5th ave*

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001504

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

Ann DeLuca

Your Commercial Property address:

226 to 236 West Washington ST.  
SAN Diego Ca 92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001505

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

Richard M. Braun MD

Your Commercial Property address:

770 Washington St.  
SD 92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001506

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

R. Self IRON SELF  
Carmel Self CARMEL SELF

Your Commercial Property address:

3604 4TH AVE  
SAN DIEGO CA 92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001507

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

Alison A. de Letayf

Your Commercial Property address:

3766 & 3768 5th Avenue  
San Diego CA 92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

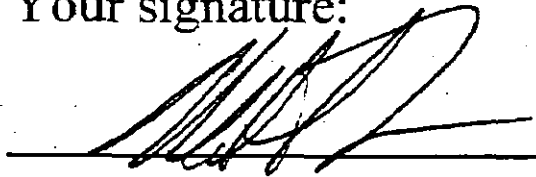
001508

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("THO")**

Your signature:



Your Commercial Property address:

441-443 PENNSYLVANIA AVE  
3696-92 5TH AVE

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.



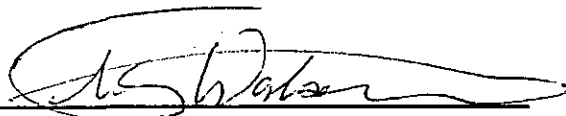
001509

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

THOMAS A. WATSON 

Your Commercial Property address:

3737 FIFTH AVE  
LOT 4 BLOCK 5 BROOKS ADDITION  
SAN DIEGO CA 92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001510

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

John Donnelly (John Donnelly)

Your Commercial Property address:

3366 5th Ave  
San Diego, Ca 92103

5th Ave. should be left as a  
commercial high density corridor.

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001511

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

Tom Nundal & Kristen Nundal

Your Commercial Property address:

3804 & 3806 4th AVE

S.D. CA 92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

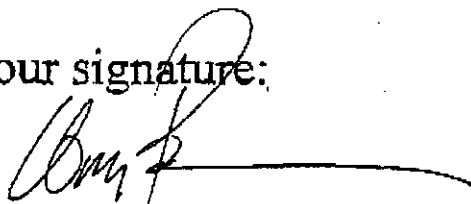
001512

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:



WILLIAM PANGILINAN, JR. AIA.

Your Commercial Property address:

3830 5TH AVENUE.

301 UNIVERSITY

300 UNIVERSITY

3852 5TH AVENUE

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001513



## Fax Cover Sheet

The following 1 fax sheet(s) including this page have been

sent to: Marlon Pangilinan

of City of San Diego

at fax # (619) 533-5951

phone # (619) 235-5293

Please notify recipient of transmission from: JOHN NIENSTEDT at (619) 702-2372 x1.

PLEASE DON'T TAKE AWAY MY RIGHT TO IMPROVE  
MY PROPERTY BY ADDING A 2ND FLOOR.

A handwritten signature in black ink, appearing to be 'JD' followed by a long, sweeping horizontal stroke.

This message is intended solely for the use of the individual to whom it is addressed, and contains information that is privileged, confidential and exempt from disclosure under applicable law. If you received this fax in error, please call us immediately and then discard of it. If all pages are not received or there is a transmission problem, please contact Shari @ (619) 702-2372 x6. Thank You.

001514

Make your voice heard:

**I OPPOSE:****The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

619-298-6436  
ANTONE CORP.

4672 BRANT ST.

Myra J. AntoneSAN DIEGO, CALIF.  
92103

Your Commercial Property address:

422-510 W. WASHINGTON ST.

SAN DIEGO, CALIF.  
92103

4038-4090 BRANT ST.

SAN DIEGO, CALIF.

4033 ~~BRANT~~ DOVE ST.

92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan

Senior Planner

City Planning &amp; Community Investment

City of San Diego

202 C Street MS-4A

Ph: (619) 235-5293

Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001515

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

Robert E. Miller III

Your Commercial Property address:

101 W WASHINGTON  
SAN DIEGO, CALIF

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001516

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

*Jan R. [Signature]*

Your Commercial Property address:

*3760 7 AVE*

*SAV AVE CT 92107*

*Leave what works fine alone.  
Close planning, save money*

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

*you make it so  
what happened to the last PLAN?  
Major stab!*



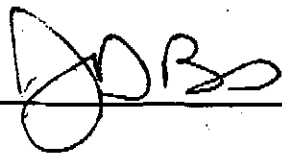
001517

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:



Your Commercial Property address:

939 University Ave  
San Diego, CA 92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001518

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:



---

Your Commercial Property address:

1037 UNIVERSITY AVENUE  
S.D. CA 92103

---

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

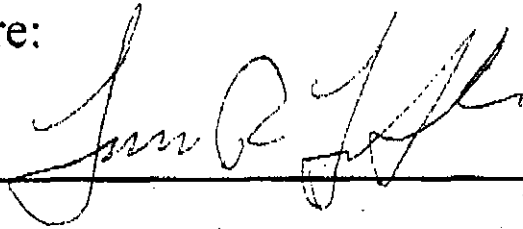
Thank you for your attention to this most pressing issue.

001519

Make your voice heard:

**I OPPOSE:****The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:



Your Commercial Property address:

3760 9 AVE

SAN DIEGO CA 92109

*Leave what works fine alone.  
Close planning, save money*

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

*you make it so  
what happened to the last PLAN?  
Mazda Hash!*

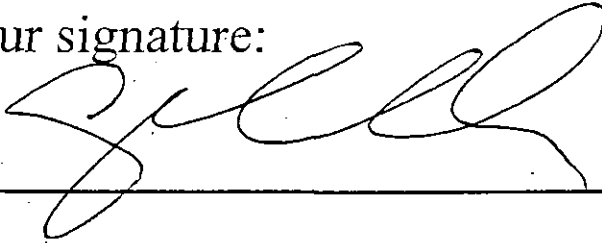
001520

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

A handwritten signature in black ink, appearing to be 'J. P. ...', written over a horizontal line.

Your Commercial Property address:

3919 4th Ave  
58

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001521

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

A handwritten signature in black ink, appearing to be "J. L. ...", written over a horizontal line.

Your Commercial Property address:

457 University

SD

**Mail or fax your opposition to:**

Marlon I. Pangilinan

Senior Planner

City Planning & Community Investment

City of San Diego

202 C Street MS-4A

Ph: (619) 235-5293

Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

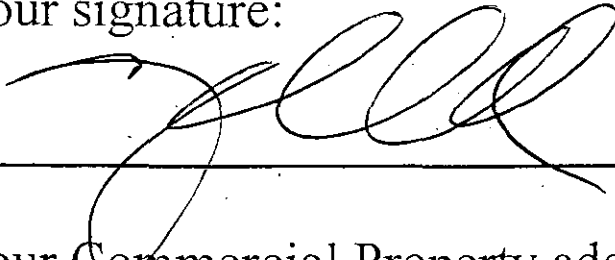
001522

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke, positioned above a horizontal line.

Your Commercial Property address:

3876 5th Ave

SD

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

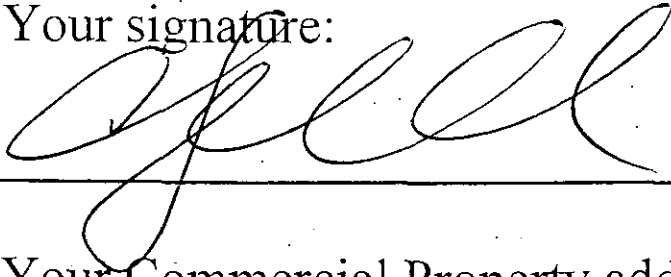
001523

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

A handwritten signature in black ink, appearing to be 'J. L. L.', written over a horizontal line.

Your Commercial Property address:

3864 & 3870 5th Ave

SD

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

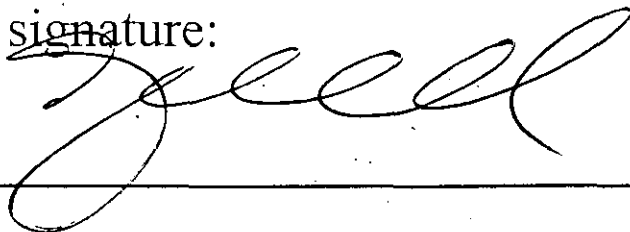
001524

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

A handwritten signature in black ink, appearing to be "J. Lee", written over a horizontal line.

Your Commercial Property address:

3876 5th Ave

SD

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.



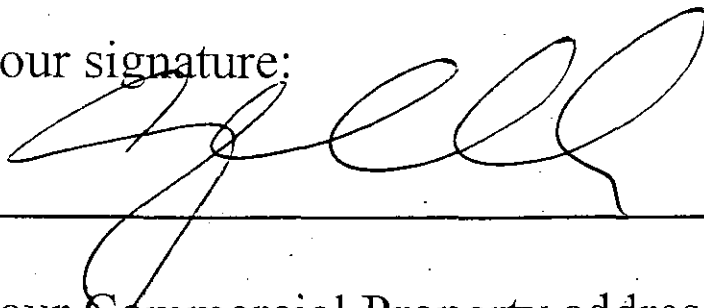
001525

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

A handwritten signature in black ink, appearing to be "J. L. L.", written over a horizontal line.

Your Commercial Property address:

541, 535, 543 University Ave  
Apt 230, 240, 250, 260, 270, 280  
SD. CA

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

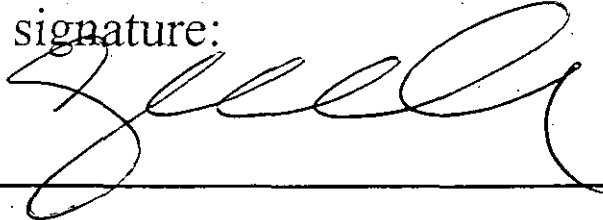
001526

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

  
\_\_\_\_\_

Your Commercial Property address:

928 Fort Stockton  
SD  
\_\_\_\_\_  
\_\_\_\_\_

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

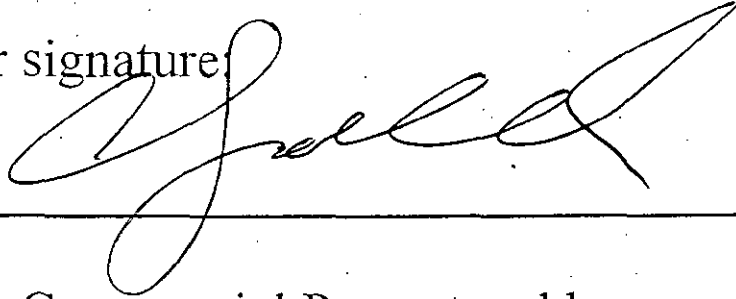
001527

Make your voice heard:

**I OPPOSE:**

The INTERIM HEIGHT ORDINANCE ("THO")

Your signature

A handwritten signature in cursive script, appearing to read 'J. Gold', written over a horizontal line.

Your Commercial Property address:

3814 4th Ave

SD

**Mail or fax your opposition to:**

Marlon I. Pangilinan

Senior Planner

City Planning & Community Investment

City of San Diego

202 C Street MS-4A

Ph: (619) 235-5293

Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

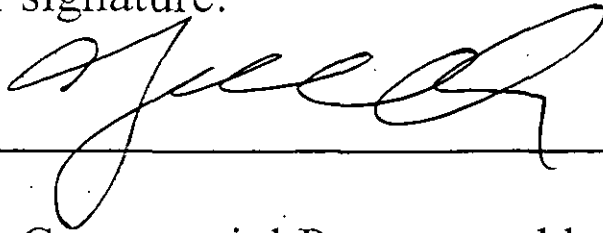
001528

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

A handwritten signature in black ink, appearing to be "J. Lee", written over a horizontal line.

Your Commercial Property address:

2825 5<sup>th</sup> Ave

SD

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

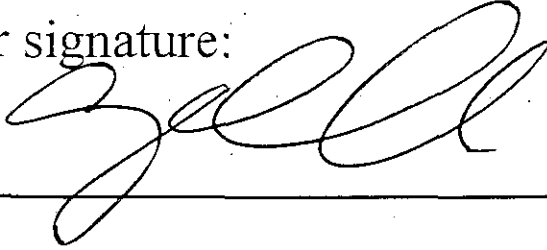
001529

Make your voice heard:

**I OPPOSE:**

The INTERIM HEIGHT ORDINANCE ("IHO")

Your signature:

A handwritten signature in dark ink, appearing to be 'Zell', written over a horizontal line.

Your Commercial Property address:

2800 5th Ave

SD

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

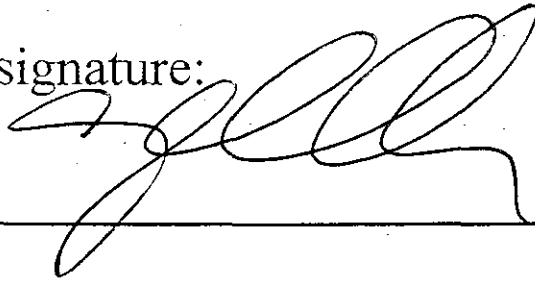
001530

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

A handwritten signature in black ink, appearing to be "J. L. ...", written over a horizontal line.

Your Commercial Property address:

3848 5th Ave  
SD

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

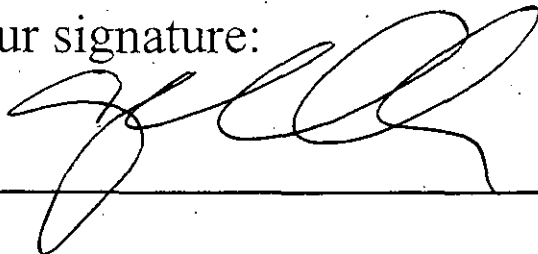
001531

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

A handwritten signature in black ink, appearing to be "J. L. ...", written over a horizontal line.

Your Commercial Property address:

3872 5th Ave  
SD

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

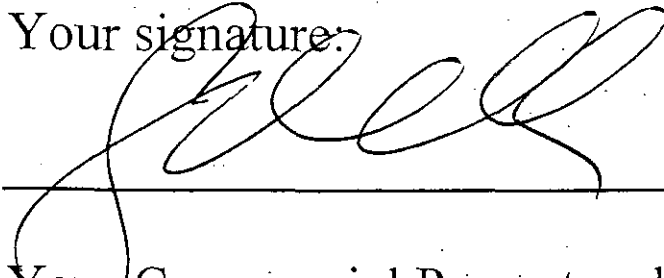
001532

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

A handwritten signature in black ink, appearing to be "J. Lee", written over a horizontal line.

Your Commercial Property address:

3821 4th Ave

SD

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.



001533

Make your voice heard:

**FAXED**  
5/1/08  
JH

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

A. S. Hill

Your Commercial Property address:

3949 FIRST AVE San Diego, Ca 92103  
3955 3953 FIRST AVE San Diego, Ca 92103  
3760 THIRD AVE San Diego, Ca 92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001534

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

 EDUARDO VAL

Your Commercial Property address:

3130 5TH AVE  
92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

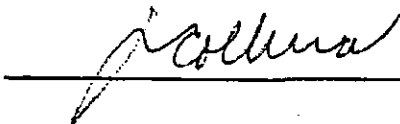
001535

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

\_\_\_\_\_

Your Commercial Property address:

N/W CORNER OF 6TH & PENNSYLVANIA AVES  
SAN DIEGO CA  
\_\_\_\_\_

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.


001536

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

 Roberto Milot

Your Commercial Property address:

222 W. WASHINGTON  
SAN DIEGO CA 92111

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001537

Make your voice heard:

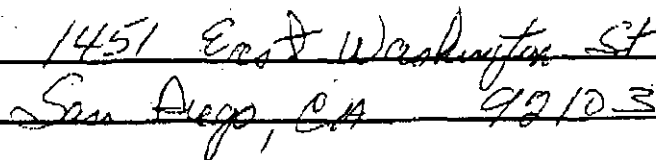
**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:



Your Commercial Property address:



**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.


001538

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

*Suzanne Baeza*  
*Baeza Investments, LLC*  


Your Commercial Property address:

*120 University Ave*  
*San Diego CA 92103*

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

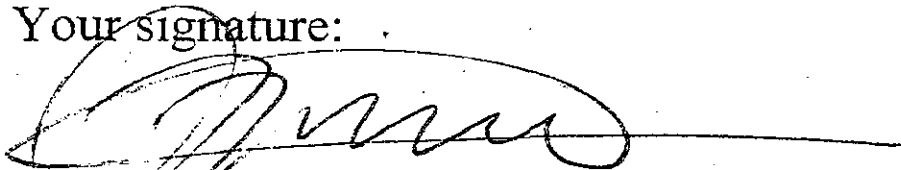
001539

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:



JOHN NIENSTEDT

Your Commercial Property address:

2170 4th Avenue

San Diego, CA 92101

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001540

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

Harry Mayer

Your Commercial Property address:

Mayer Reprographics (1065 Group)  
1065 University Ave  
SD CA 92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.



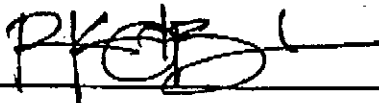
001541

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

 P. Kirk O'Brien

Your Commercial Property address:

2870 5th Ave.

San Diego, CA

92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

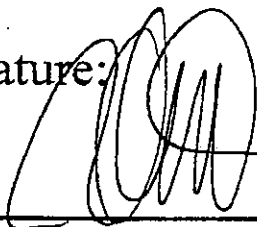
001542

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:



Reuel K. Olin

Your Commercial Property address:

396870 Fifth Avenue

San Diego, CA 92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001543

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

*G. Schwarzblatt*

Your Commercial Property address:

*6405 E. El Cajon Boulevard*  
*(Rite Aid)*

**Mail or fax your opposition to:**

Marion I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001544

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

Michael J. McFee

Your Commercial Property address:

3230 5<sup>TH</sup> Ave

301 University

3252 5<sup>TH</sup> Ave

333 University

3980 Ninth

3740 Park Blvd

**Mail or fax your opposition to:**

Marlon I. Pangilinan

Senior Planner

City Planning & Community Investment

City of San Diego

202 C Street MS-4A

Ph: (619) 235-5293

Fx: (619) 533-5951

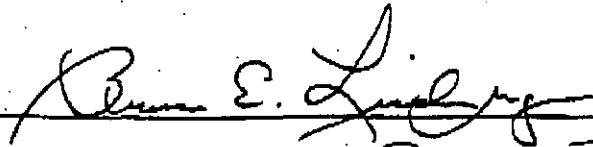
Thank you for your attention to this most pressing issue.

001545

Make your voice heard:

**I OPPOSE:****The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

  
\_\_\_\_\_  
Bruce E. Leidenberger

Your Commercial Property address:

\_\_\_\_\_  
3230 Fifth Ave. 92103  
\_\_\_\_\_  
3250 Fifth Ave. 92103  
\_\_\_\_\_  
3980 Ninth Ave. 92103  
\_\_\_\_\_  
3736-3748 Park Blvd. 92103  
\_\_\_\_\_  
301-333 University Ave. 92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001546

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

*Lyman Z Ray*

Your Commercial Property address:

*1436 University Ave*  
*San Diego, Ca 92103*

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

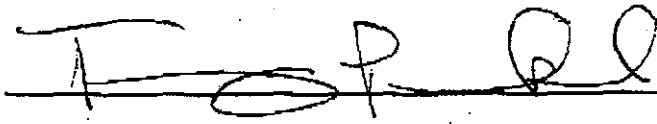
Make your voice heard:

001547

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:



Your Commercial Property address:

*Tammy Packard*

*3690 Sixth Avenue*

*SO CA 92103*

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

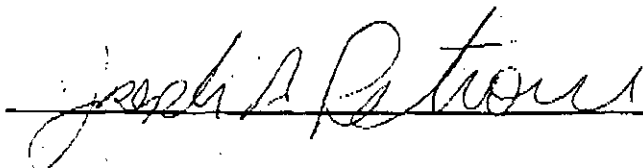
001548

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:



Your Commercial Property address:

1401, 1403 UNIVERSITY AVE.  
SAN DIEGO, CA 92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.



001549

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

Gaslamp Investments LLC

Your Commercial Property address:

126 Washington Street  
San Diego, Ca 92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001550

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

Uptown Ventures LLC

Your Commercial Property address:

3731 - 3739 Sixth Ave  
San Diego, Ca 92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001551

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

Uptown Ventures LLC

Your Commercial Property address:

3785 Sixth Ave

San Diego, Ca 92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001552

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

Uptown Ventures LLC

Your Commercial Property address:

3715 Sixth Ave  
San Diego, Ca 92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001553

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

Uptown Ventures LLC

Your Commercial Property address:

3795 Sixth Ave

San Diego, Ca 92103

**Mail or fax your opposition to:**

**Marlon I. Pangilinan**

**Senior Planner**

**City Planning & Community Investment**

**City of San Diego**

**202 C Street MS-4A**

**Ph: (619) 235-5293**

**Fx: (619) 533-5951**

**Thank you for your attention to this most pressing issue.**

001554

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

Charles Jaddallah

Your Commercial Property address:

3896 Fifth Ave, San Diego, Ca  
92103

**Mail or fax your opposition to:**

Marion I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001555

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

Charles Adallah

Your Commercial Property address:

2822 Fifth Ave

San Diego, Ca 92103

**Mail or fax your opposition to:**

Marlon I. Pangillinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001556

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

Charles Sadallah

Your Commercial Property address:

3845 Foerth Ave

San Diego, Ca, 92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.



001557

PAGE 03

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

Charles Sadallah

Your Commercial Property address:

928 Fort Stockton Drive  
San Diego, Ca 92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001558

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

Charles Sadallah

Your Commercial Property address:

3914 - 3925 Fourth Ave  
San Diego, Ca 92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001559

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

Charles Jaddalah

Your Commercial Property address:

3846 - 3870 Fifth Ave  
San Diego, Ca 92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001560

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

Charles Sadallah

Your Commercial Property address:

435 - 449 University Ave  
San Diego, Ca 92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001561

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

Charles Jaddalah

Your Commercial Property address:

3872 Fifth Ave, San Diego, Ca  
92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001562

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

Charles Sadallah

Your Commercial Property address:

451 University Ave San Diego, Ca  
92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001563

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

Charles Jaddallah

Your Commercial Property address:

3890 Fifth Ave, San Diego, Ca  
92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001564

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

HILLCREST TOWER LLC  
Uptown Ventures LLC

Your Commercial Property address:

3751 - 3755 Sixth Ave  
San Diego, Ca 92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.



041 29/ 2008 21:00 10130523/70  
001565

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

GTH AND ROBINSON LLS  
Uptown Ventures LLC

Your Commercial Property address:

701 Robinson Ave  
San Diego, Ca 92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001566

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:



---

Your Commercial Property address:

1451-67 University Ave  
1483 University Ave

---

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

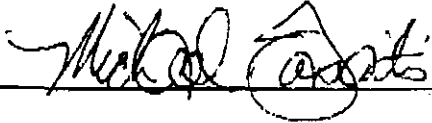
001567

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

 MICHAEL JASAITIS

Your Commercial Property address:

3774 - 3780 FIFTH AVENUE

1520 TYLER AVE

3556-3558 SIXTH AVENUE

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

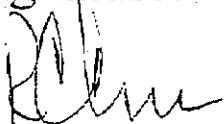
001568

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:



Your Commercial Property address:

3400 Fourth Ave.

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

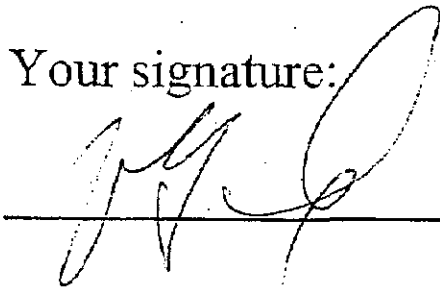
001569

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

A handwritten signature in dark ink, appearing to be 'J. Pangilinan', written over a horizontal line.

Your Commercial Property address:

HOB NOB HILL RESTAURANT  
2271 FIRST AVE  
SAN DIEGO CA 92101

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001570

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:



Your Commercial Property address:

3545 4<sup>th</sup> AVE  
SD CA 92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001571

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

  
\_\_\_\_\_

Your Commercial Property address:

3545 4<sup>th</sup> AVE  
SD CA 92103  
\_\_\_\_\_  
\_\_\_\_\_

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.


001572

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

  
\_\_\_\_\_  
*Laura Di Donato*

Your Commercial Property address:

3939 1st Avenue  
San Diego CA 92103  
\_\_\_\_\_

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

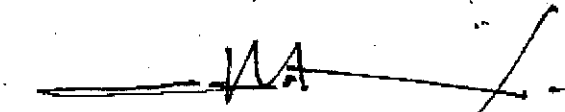


001573

Make your voice heard:

**I OPPOSE:****The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

  
\_\_\_\_\_  
*Allen Di Donato, Jr.*

Your Commercial Property address:

*3939 1st Avenue*  
\_\_\_\_\_  
*San Diego CA 92103*  
\_\_\_\_\_  
\_\_\_\_\_**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

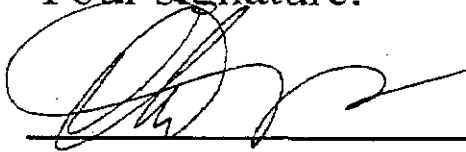
001574

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

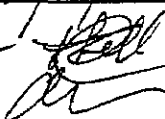
Your signature:



O L E N D W O O D S

Your Commercial Property address:

3745 4<sup>th</sup> Ave. S D 92103

NOTE: I feel very strongly about changing the height & length  
Leave it alone!!! - 

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001575

Make your voice heard:

**I OPPOSE:****The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

Armando Valle

Your Commercial Property address:

3787-89 4<sup>th</sup> AVENUE

SAN DIEGO CA 92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001576

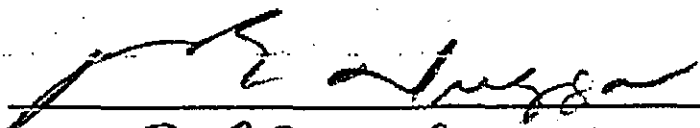
Make your voice heard:

## I OPPOSE:

### The INTERIM HEIGHT ORDINANCE ("IHO")

THIS IS CALLED: TAKING OF PROPERTY WITHOUT  
JUST Compensation!

Your signature:



ROBERT E. DUGGAN

Your Commercial Property address:

3824- FOURTH AVE S.D. 92103 - 6750 # LOT

3822- FOURTH AVE S.D. 92103 - 6750 # LOT

3830- FOURTH AVE S.D. 92103 - 6750 # LOT

3740- FOURTH AVE S.D. 92103 - 6750 # LOT

Mail or fax your opposition to:

Marlon I. Pangilinan

Senior Planner

City Planning & Community Investment

City of San Diego

202 C Street MS-4A

Ph: (619) 235-5293

Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001577

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

  
\_\_\_\_\_

Your Commercial Property address:

2056 First Ave.  
San Diego, CA 92101  
\_\_\_\_\_

**Mail or fax your opposition to:**

Marion I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

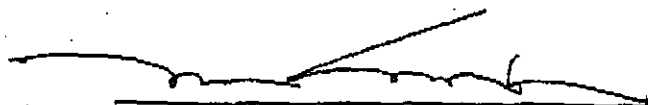
001578

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

A handwritten signature in black ink, appearing to be "Tami Auerbach", written over a horizontal line.

Your Commercial Property address:

2903 - 2911 Fourth AVE

SAN DIEGO, CA 92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001579

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

John Beltrami

Your Commercial Property address:



John's Fifth Avenue Luggage Inc.  
2033 Fourth Ave.  
San Diego, California 92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001580

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:



Your Commercial Property address:

3115 4th Ave

San Diego CA 92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.



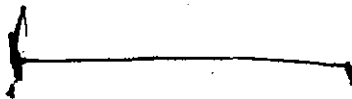
001581

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:



---

**GILBERT J. KLECAN**

Your Commercial Property address:

1000 W. WASHINGTON ST.

---

---

---

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

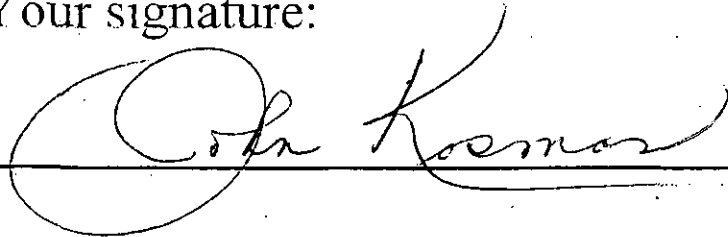
001582

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

  
\_\_\_\_\_

Your Commercial Property address:

1831 4<sup>TH</sup> Ave. SD 92101  
184 4<sup>TH</sup> Ave SD 92101  
\_\_\_\_\_  
\_\_\_\_\_

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001583

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

John Beltrami

Your Commercial Property address:



**John's Fifth Avenue Luggage Inc.**  
3833 Fourth Ave.  
San Diego, California 92103

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001584

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:

*William Hinchey, Managing  
Member San Diego Pacific LLC*

---

Your Commercial Property address:

*Commercial @ 1901 1st Ave San Diego 92101*

---

*Apartments @ 1958 2nd Ave. San Diego 92101*

---

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001585

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature: *William Henry, Managing member Forte, LLC*

---

Your Commercial Property address:

*3200 F St Ave.*

---

*San Diego CA 92103*

---

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

001586

Make your voice heard:

I OPPOSE:

MAY 8, 2008

The INTERIM HEIGHT ORDINANCE ("IHO")

Your signature:

Kim Walker

Your Commercial Property address:

3960 - 3962 4<sup>th</sup> & E

SD 92103

HILLTOP HILLOUT

PLEASE!

I BEG  
YOU.

PLEASE! PLEASE!

DONOT

PASS THE INTERIM HEIGHT  
ORDINANCE

Mail or fax your opposition to:

Marlon I. Pangilinan

Senior Planner

City Planning & Community Investment

City of San Diego

202 C Street MS-4A

Ph: (619) 235-5293

Fx: (619) 533-5951

Thanking you  
Kindly Kim Walker

Thank you for your attention to this most pressing issue.

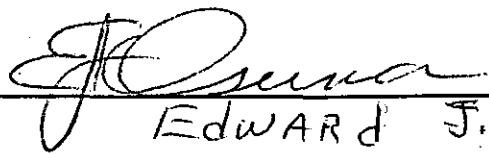
001587

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:



EDWARD J. OSUNA

Your Commercial Property address:

2214 - 5TH AVE., SAN DIEGO, CA 92101  
2230 - 5TH AVE., SAN DIEGO, CA 92101

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.

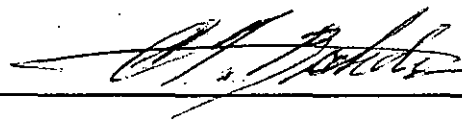
001588

Make your voice heard:

**I OPPOSE:**

**The INTERIM HEIGHT ORDINANCE ("IHO")**

Your signature:



CHARLES F. AND  
PILAR BAHDE OLVERA

Your Commercial Property address:

930 W. WASHINGTON ST. 92103

PH. (858) 756-1796

FAX SAME

**Mail or fax your opposition to:**

Marlon I. Pangilinan  
Senior Planner  
City Planning & Community Investment  
City of San Diego  
202 C Street MS-4A  
Ph: (619) 235-5293  
Fx: (619) 533-5951

Thank you for your attention to this most pressing issue.